

7 Gas Victims in One House Saved; 1 Dies, Another Overcome

Father's Premonition Averts Disaster in Tenement When He Quits Work to Find Coal Fumes Active

Eight persons, seven in one house, were revived yesterday after being overcome by gas and are recovering in New York hospitals. Another, who sought death by inhaling gas, is dead.

The seven, who live on the first floor of a tenement house at 386 East Fourth Street, owe their lives to a premonition of Samuel Augustin, who left his work and returned to his home in time to revive his wife, Sadie, thirty-three years old, and their ten-month-old baby.

He then attempted to arouse the Eschick family of five in the adjoining apartment, but was unable to do so until he had called Patrolman Glensman, of the Fifth Street station, who broke down the door. The Eschicks were found unconscious in their beds, and were resuscitated only after Dr. Sobel, of Bellevue Hospital, had begun to pump them. They were then taken to Bellevue with Mrs. Augustin and her infant. The Eschicks are Samuel, fifty years old; Tillie, forty; Fannie, thirty-eight; Ida, sixteen, and Max, ten.

All seven had succumbed to coal gas fumes from a heater in the basement. Augustin said tenants had complained of the gas fumes for several weeks to the landlord, Mayer Deutsch, without avail.

The eighth victim, Harry Waliser, twenty-three years old, a chauffeur, was found unconscious on his bed by his mother, Mrs. Anne Waliser, on the second floor of their home, at 188 Henry Street. Gas was escaping from an open pot on a gas range in the room. Tenants, hearing the mother's screams, telephoned Gouverneur Hospital. Dr. Schneider responded, summoning a pump from the Consolidated Gas Company. After using the pump for twenty minutes, Waliser was revived and sent to Gouverneur Hospital in a serious condition. Mrs. Waliser, who conducts a grocery on the ground floor, said her son had lit the range to heat the room.

The suicide, William Winkler, sixty-seven years old, a butcher, was found dead in his room in the lodging house of Mrs. Emma Gultsch, 838 Eagle Avenue, the Bronx, yesterday with one end of a gas tube near his mouth and the other attached to an open jet. He was said to have been dependent because of ill health and lack of steady employment.

Larger Site for Garage
Augustus B. Fleck, who recently purchased from the Pinkney estate a plot, 60x100, on the north side of Maylan Place, 250 feet east of Broadway, has bought from Max Just the plot, 50x100, in the rear on 125th Street. He will erect a two-story garage, negotiations for the sale of which are now pending.

Sale in East 55th Street
Clara A. Ferguson sold to the Dan's Blue Books, Inc., the six-story building at 134 East Fifty-fifth Street, 17x20.

Lexington Ave. Corner Sold
A client of Edward F. Sobel purchased from Wynne & Low, operators, the six houses at the northeast corner of Lexington Avenue and 124th Street, 100x100, which the purchaser intends to alter. Harry Fleishman was the broker.

Fox Lots Bring \$53,375
Joseph P. Day sold at auction yesterday in the Vesey Street Salesrooms thirty-six Fox estate lots on Gunhill Road, Perry Avenue, Hill Avenue and East 11th Street, for \$53,375. A two-story frame and brick house was included in the sale.

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Real Estate News

Hotel Favored For Vanderbilt House Site

Home of Late W. K., at Fifth Ave. and 52d St., Under Option to Builder; Trust Co. Bought It in 1920

A tall apartment hotel may replace the home of the late William K. Vanderbilt at the northwest corner of Fifth Avenue and Fifty-second Street, the scene of many events famous in the social history of New York. Two years ago the Vanderbilt estate sold the property to the Empire Trust Company, and Mrs. Vanderbilt, widow of the late William K. Vanderbilt, arranged to have a house built for her in Sutton Square, a new colony of fine foot of Fifty-seventh Street. The bank intended to alter the house into banking quarters for its uptown branch, but it has abandoned this plan, and yesterday optioned the property to Henry Mandel and Edward W. Ehrlich, who control the Mendel-Ehrlich Corporation.

The building of an apartment hotel is one of several schemes which the builders are considering for the site. The apartment hotel is favored for the reason that the fifty-foot yard in the rear of the dwelling and facing on Fifty-second Street is restricted against a business improvement. An apartment house would be allowed to be built on this property. The dwelling covers 100 feet on Fifty-second Street and 125 feet on the avenue and may be improved with a business structure. It was said that if an apartment hotel is erected the arrangement of the interior will permit it being altered for commercial use if it proved unsuccessful. There would be stores on the ground floor and the entrance to the

hotel would be on the street.
The Mendel-Ehrlich corporation, which is now erecting the Prushing Building on the site of the old Grand Union Hotel, opposite the Grand Central Station, may not make this improvement, but it was said yesterday that the builders had practically resold its option and title would be taken by another syndicate of builders which would make the changes.
Mr. Mendel admitted yesterday that several deals were pending for the property. He said some of the plans would require the purchase of the residence of William K. Vanderbilt Jr., adjoining the property. The Fifty-third Street corner of the block was purchased recently by John D. Rockefeller Jr. for investment.

The Vanderbilt house was erected about thirty-five years ago and is regarded as one of the finest residences in the country.
The Empire Trust Company, in the name of the Empire Investors' Corporation, purchased the property in April, 1920, and announced that it would be changed only enough to meet the needs of the institution. The option to the builders was secured from the trust company through Cushman & Wakefield. The bank has secured an extension of its lease on its present quarters at 650 and 652 Fifth Avenue, which is the reason for yesterday's deal.

Edwin W. Coggeshall Buys Home in Greenwich Village

William A. White & Sons sold for Mrs. Lester H. Monks the four-story dwelling at 18 West Ninth Street, 25x32.11, to Edwin W. Coggeshall. James L. Van Sant purchased from Leonard I. Roe 227 West 122d Street, a three-story dwelling, 13x108.11. Porter & Co. were the brokers.
The 111 West Sixty-eighth Street Corporation sold to Alex. Eisenman the five-story dwelling at 111 West Sixty-eighth Street, 20x100.5.
Charles J. De Cromer sold to Sadie H. Radin the three-story dwelling at 360 West 118th Street, 18x100.11.
Goodwin & Goodwin, Inc., sold for Mary Ward to Philip Levitzky the three-story dwelling at 109 West 126th Street, 17.10x29.11.

Large Harlem Flats Bring Quick Profit To Max Natanson

Resells 12-Story St. Albans and Dartmouth Held at \$1,350,000, Bought Recently; Norman in Deal

Max N. Natanson sold to Isidore Kaye the two twelve-story apartment houses, known as the St. Albans and the Dartmouth, at 509 to 515 West 110th Street, on plot 108x100, each with an annual rent of approximately \$190,000. The houses were held at \$1,350,000, and were sold for cash. Mr. Natanson has owned the houses only a few months and is said to have realized a substantial profit on the resale. Walter M. Wechsler and Alexander S. Natanson were the attorneys representing Mr. Natanson and Albert Hutton, the purchaser. The Lewis H. May Company negotiated the deal.

The Manport Realty Company, I. Portman president, and the Ahl Company, Benjamin Winter president, the eight-story Norman apartments at 39 to 43 West Ninety-third Street, and the adjacent three-story building at 37, used for the protection of light and air. The apartments are on plot 75x100x irregular and the dwelling 16x8x64. Henry I. Cooper and M. Cohn & Co. were the brokers. The structure was bought by Mr. Winter a week ago through the Wood, Dolsen Company from the Hoyt estate.

Ryan & Co. sold for the Radnor Holding Company the six-story modern apartment at 3151 Broadway, 47.7x100, containing two stores.
Byrne & Bowman and John J. Meenan, Inc., sold for Nathan Wilson to Thomas Kelly 48 West Seventy-third Street, southeast corner of Columbus Avenue, 50x102.5, a seven-story elevator apartment with five stores.
Shaw, Rockwell & Sanford and E. T. Rhodes sold for Rose Reiley 430 St. Nicholas Avenue, a five-story flat, 25x4x 125.
Morris Moore's son sold for the

Sheppard Knapp estate 1760 Third Avenue, a five-story apartment with stores, 25x100. O. D. & H. V. Dike were associate brokers.

The Silbo Realty Corporation sold to Harry Barker the tenement at 345 to 349 East Eighty-third Street, 60x102.5. The vendor was represented by I. Montemore Levy, Lewis S. Samuel and Morris Posnansky, who were the brokers.

John F. Doyle & Son sold for Simon Lewald the five-story apartment 65 East Ninety-third Street, 30x100.
George E. Cohn sold for Hannah Fallon 170 East 104th Street, a four-story flat, 25x100, for all cash.

Coughlin & Co. sold for Jennie Rosenfeld the five-story apartment 28 West 118th Street, 25x100.

Meyer Isaac bought from Ray Solomon 257-261 West 123rd Street, three four-story apartments, 108x100. Louis Marks, of Ryan & Co., sold for Ray Gross 67 Stanton Street, a three-story frame house, 23x50, to Michael J. Adrian Corporation, who own 69 to 71 Stanton Street and 175 to 177 Allen Street, giving the corporation a plot 88x50.

Isaac Roggen sold to Marcus Feuerstein the five-story tenement, with stores, at 156 Broome Street, 25x100.

Invests in Heights Flat
Nehring Bros. resold for the Cluett Building Corporation to a Mr. Maxon 500 West 213th Street, southwest corner of Amsterdam Avenue, a five-story, with three stores, 45x100.

12-Story Stratford Avon On Drive in Two Deals

Frederick Brown Buys Flat at 93d Street Corner and Immediately Resells It

Frederick Brown has bought and resold the twelve-story Stratford Avon, at the north corner of Riverside Drive and Ninety-third Street, on plot 114x 152x irregular. The latest buyer is also an operator who has negotiations pending for a resale of the property.
Mr. Brown bought the property from the Hoyt estate through Wood Dolsen Company, Inc., represented by F. M. Macfarlan. The house contains suites to ten rooms each, with three baths. A feature of the deal is that Mr. Brown sold the house to the Hoyt estate three years ago through the same brokers. This is the third time the property has been sold by these brokers since it was erected by Ferguson Bros. & Forshey, twelve years ago, and it has been under their continued management throughout that time. Baldwin, Holt & Gaillard, attorneys, represented the Hoyt estate in the transaction. The resale of the property by Mr. Brown was made by H. D. Baker and A. Robinson, with B. Edward Crosby associate broker. The structure rents for about \$150,000 and was held at \$900,000.

H. D. Baker and A. Robinson also sold for Frederick Brown 130-132 West Sixteenth Street, 75x105, to the Brickens Construction Corporation, A. Bricken president. The site will be improved with a six-story building. B. Edward Crosby was associate broker. Messrs. Baker and Robinson also sold for the Meiler Builders, Inc., 358-360 East 121st Street, a six-story house, 37x100, to a client of A. Leichter.

Bronx Residential Sales

Ida Wendroff, a client of David D. Dolman, bought 1492 Wilkins Avenue, a four-story flat, from Herman Levine. The Athletic Realty Company sold to the Dial Realty Company the five-story flat at 5 East 152d Street, 25x 99.11.

Agnes A. Laumister purchased from M. A. Gillespie 229 East 160th Street, a four-story flat, 25x100.
M. Berenstein sold the two-family dwelling 722 Beck Street, 25x100, to Miss Sarah Kavenoff.
Douglas-Gottell sold for Samuel Steinmetz the new two-family houses on the west side of Holland Avenue, north of Allerton Avenue, to Mary Popkin, who gave in exchange a 100-foot plot on Sedgwick Avenue, north of 179th Street, on which Mr. Steinmetz will erect a five-story apartment. The same brokers sold the new dwelling, 37.6x100, on Giles Place, opposite Cannon Place, for Julius Pittman, and a new dwelling on Rochambeau Avenue, 35x75, north of Van Cortlandt Park Avenue, for the builder to J. Hayes, of Belle Harbor, L. I.

Arthur Weyl & Co. sold for Dr. Vincent E. Quin 889 Cauldwell Avenue, a three-story dwelling, 18.9x100.

To Improve Bronx Sites

The new Walton Improvement Company purchased from Julian Kovacs through Albert D. Phelps and Harry J. Rogers the southwest corner of 183d Street and Walton Avenue, 95x43. It will be improved with a one-story building containing eight stores.
Murray Maran resold plot, 50x150, on the east side of Park Avenue, between 172d and 173d streets, to a builder, who will erect a one-story garage.
The Darrach Home for Crippled Children has acquired from the Stanton

Improvement Corporation the lot, 119.8x150x irregular, at the southeast corner of Mosholu Parkway and East 184th Avenue.

Estate Sells 14th St. House Owned for Thirty Years

Duroso Company sold 319-321 West Fourteenth Street and running through to 324-326 West Fifteenth Street for the estate of George B. Seely. On the site are four four-story houses, which the purchaser is to improve. The property, it has been owned by the Seely family for over thirty years.
Adams & Co. sold for the trustees of the Presbytery of New York the six-story building at 15-17 Greene Street, 30.10x100. After extensive improvements the buyers will occupy.
Edwin H. Nordlinger sold to Richardson & Dutt the four-story factory at 789 Third Avenue, 57x100.

Deal in West 45th Street

B. Edward Crosby sold the four-story building at 45 West Forty-fifth Street, 18.9x100.5, for Charles T. Harfield to David Pasinsky and George Shaw. He also was associate broker in the sale of the southeast corner of Madison Avenue and Seventy-second Street to Max Raymond.

East 76th St. Tenement Sold

B. Edward Crosby sold the four-story building at 45 West Forty-fifth Street, 18.9x100.5, for Charles T. Harfield to David Pasinsky and George Shaw. He also was associate broker in the sale of the southeast corner of Madison Avenue and Seventy-second Street to Max Raymond.

Boys Home Sells in 123d Street

Pease & Elliman sold for the New York Home for Homeless Boys, the three-story building at 441 to 447 East 123d Street, 67x100, to Hudson I. Rose Company.



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